

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lynn

State: MA

PJ's Total HOME Allocation Received: \$12,669,551

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	19		
Program Progress:							
% of Funds Committed	95.00 %	93.09 %	7	92.82 %	68	67	
% of Funds Disbursed	93.19 %	86.95 %	2	82.38 %	92	90	
Leveraging Ratio for Rental Activities	0.71	7.64	19	4.55	14	14	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	86.53 %	1	80.69 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.76 %	71.66 %	2	67.01 %	88	85	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.71 %	80.76 %	8	79.23 %	58	54	
% of 0-30% AMI Renters to All Renters***	68.82 %	48.82 %	2	44.47 %	88	84	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.82 %	95.50 %	9	93.93 %	59	54	
Overall Ranking:				In State:	4 / 19	Nationally:	83 81
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,806	\$24,640		\$24,984	170 Units	18.80 %	
Homebuyer Unit	\$20,361	\$15,672		\$14,192	209 Units	23.20 %	
Homeowner-Rehab Unit	\$7,277	\$14,629		\$20,036	244 Units	27.10 %	
TBRA Unit	\$2,707	\$3,766		\$3,164	279 Units	30.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynn MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$28,792	\$109,510	\$16,513
State:*	\$135,022	\$95,362	\$22,537
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	0.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.8	45.5	86.5	50.5
Black/African American:	16.7	18.7	8.2	10.8
Asian:	1.2	10.0	0.0	4.7
American Indian/Alaska Native:	0.0	0.0	0.0	0.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.6	0.0	0.0	0.4
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.7
Asian/Pacific Islander:	0.0	3.3	1.6	2.5

ETHNICITY:

Hispanic	29.8	22.5	3.7	29.7
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HOUSEHOLD SIZE:

1 Person:	63.1	12.0	45.1	30.8
2 Persons:	17.3	19.6	29.9	31.2
3 Persons:	14.9	23.4	9.4	20.8
4 Persons:	3.6	25.4	8.2	10.8
5 Persons:	1.2	12.4	4.9	4.3
6 Persons:	0.0	5.7	1.6	1.8
7 Persons:	0.0	1.4	0.4	0.4
8 or more Persons:	0.0	0.0	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	48.8	22.0	11.9	21.1
Elderly:	8.9	0.5	59.4	22.6
Related/Single Parent:	22.6	38.3	11.5	34.1
Related/Two Parent:	8.9	30.6	14.3	12.2
Other:	10.7	8.6	2.9	10.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.7	0.5 [#]
HOME TBRA:	1.2	
Other:	66.7	
No Assistance:	15.5	

of Section 504 Compliant Units / Completed Units Since 2001 4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynn State: MA Group Rank: 83
 (Percentile)
 State Rank: 4 / 19 PJs Overall Rank: 81
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	87.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.18	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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